128.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	*ARLINGTON*	APPRAISED:	933,400 /	933,400
					USE VALUE:	933,400 /	933,400
					ASSESSED:	933,400 /	933,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARENA NANCY ANN/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	38 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARENA NANCY ANN -
Owner 2:	-
Street 1:	38 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Vinyl Exterior and 2537 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4900.000	473,000	6,800	453,600	933,400
Total Card	0.112	473,000	6,800	453,600	933,400
Total Parcel	0.112	473,000	6,800	453,600	933,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.99 | /Parcel: 367.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83402

GIS Ref

GIS Ref

Insp Date 03/09/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	472,900	6800	4,900.	453,600	933,300	933,300	Year End Roll	12/18/2019
2019	104	FV	384,300	6800	4,900.	425,300	816,400	816,400	Year End Roll	1/3/2019
2018	104	FV	384,300	6800	4,900.	351,500	742,600	742,600	Year End Roll	12/20/2017
2017	104	FV	360,600	6800	4,900.	323,200	690,600	690,600	Year End Roll	1/3/2017
2016	104	FV	360,600	6800	4,900.	294,800	662,200	662,200	Year End	1/4/2016
2015	104	FV	301,500	6800	4,900.	289,200	597,500	597,500	Year End Roll	12/11/2014
2014	104	FV	301,500	6800	4,900.	268,800	577,100	577,100	Year End Roll	12/16/2013
2013	104	FV	313,400	6800	4,900.	255,700	575,900	575,900		12/13/2012

!10060!

PRINT

Date	Time
12/11/20	00:25:14

LAST REV

Date	Time
12/19/19	09:20:58

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10060

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARENA NANCY ANN	61083-393		1/30/2013	Convenience	1	No	No		
	12553-194		11/14/1973		38,500	No	No		George Arena dod 12/01/2012

USER DEFINED

Prior Id # 1:	83402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2009	1049	New Wind	3,344					
9/24/2003	818	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	TTL REFUSAL	HS	Hanne S
10/28/2008	Meas/Inspect	355	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	80.	1.16	9									453,599						453,600	

Total AC/HA:	0.11249	Total SF/SM:	4900	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	453,599	Spl Credit		Total:	453,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.06395626
Const Adj.:	1.01888812
Adj $ / SQ:	173.448
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685438
Depreciation:	212486
Depreciated Total:	472953

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	4	1	
Totals			
2	12	5	

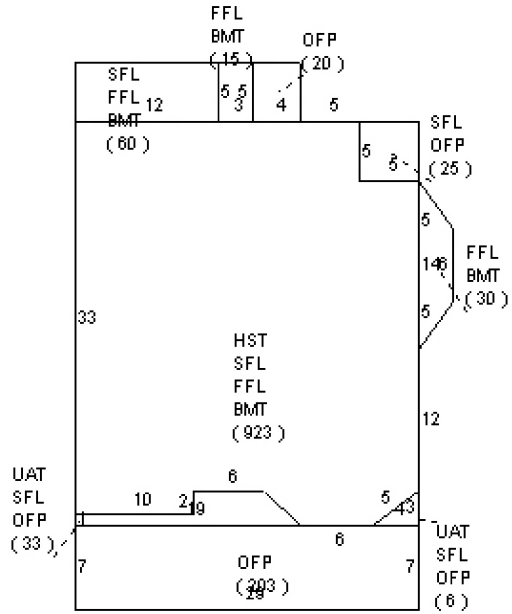
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	190.79
Special Features:	0	Val/Su Net:	122.51
Final Total:	473000	Val/Su SzAd	186.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,047	173.450	181,600
BMT	Basement	1,028	52.030	53,491
FFL	First Floor	1,028	173.450	178,305
HST	Half Story	462	173.450	80,046
OFP	Open Porch	287	22.670	6,506
UAT	Upper Attic	10	69.380	676

Net Sketched Area: 3,861 | Total: 500,624

Size Ad 2536.5 | Gross Are 4352 | FinArea 2537

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X27	A	AV	1915	19.21	T	40	104			6,800			6,800

More: N | Total Yard Items: 6,800 | Total Special Featues: | Total: 6,800